



Invitation to Bid HNS 20- 42

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 2431 Booker Ave TLC, LEAD, HH	
Bid Walk: March 10, 2022 12:30 PM	
Bid Opening: March 17, 2022 2 pm	
Client Name:	Contact Number:
Project Manager:	Contact Number:

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at __ (cell # 704-512-1141 __).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time. Dhiren.Rathod@charlottenc.gov



Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 2431 Booker Ave to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: August 29, 2021 Number of Pages: 24

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: *Minimum Start Date -*

Completion Deadline:

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 28202
PH: (704) 512-1141_____
Fax: (704) _____

Instructions to Bidders



Explanations to Bidders

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

Preparation of Bids

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

Submittal of Bids

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative
- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
 - Scope of Work
 - Addenda Acknowledgement



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

- Itemized Work Sheet
- Subcontractor Certifications (if applicable)

Bid Validation

- All approved bids will be valid for 60 days after the bid opening date

NEIGHBORHOOD & BUSINESS
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

Work Specification

Response Due: 8/29/2021

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:	2431 Booker Ave Charlotte, NC 28216	Owner:	Jarrica Kirkpatrick
Structure Type:	Single Unit	Owner Phone:	(704) 309-7344
Square Feet:	947	Program(s):	Tested- HAS LEAD Targeted WH LeadSafe 2019 Healthy Homes LBP 2019
Year Built:	1928		
Property Value:	75900		
Tax Parcel:	06906711		
Census Tract:			
Property Zone:			

Repairs

Description

Floor Room Exterior

GENERAL REQUIREMENTS

All Contractor's Project Requirements

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

See Attached Lead Scope

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

GENERAL REQUIREMENT-

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

See Attached Asbestos Scope

ASBESTOS SCOPE

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Tear Off & Reroof Shingles

BUILDING SYSTEMS

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Vinyl Windows

BUILDING SYSTEMS

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass.

NOTE: KEEP EXISTING WINDOW FRAMES.
REPLACE WINDOW SASHES ONLY.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Electric Service 200 AMP

BUILDING SYSTEMS

Replace electrical service with new 110/220 volt, 200 amp panel with main disconnect and 24 circuit panel board; meter socket; weather head; service cable; and ground rods and cable. Caulk exterior service penetrations. Label circuits legibly. Replacement of all sub-panels is included.

Install GFCI breakers on all two wire receptacle circuits. Install GFCI/AFCI breakers on all bedroom receptacle circuits. Label outlets per Code requirements.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Replace Receptacles, Switches, and Plates- ENTIRE INTERIOR

ELECTRICAL

Replace Receptacles, Switches, and Cover Plates
Replace all existing receptacles, switches, and cover plates throughout the entire house.

Replace all two prong receptacles with three prong receptacles.
Install GFCI breakers on all two wire receptacle circuits. Install GFCI/AFCI breakers on all bedroom receptacle circuits. Label outlets per Code requirements.
Receptacles in Code defined wet or damp locations shall be GFCI protected.

Scope includes repair of any wall or ceiling damage.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Combination CO / Smoke Detector Hard Wired

ELECTRICAL

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

ELECTRICAL

Smoke Detector Hard Wired

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Floor System Repair - DINING ROOM

DINING ROOM

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.

NOTE: DINING ROOM

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Resilient Flooring- DINING ROOM

DINING ROOM

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

NOTE: DINING ROOM

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Floor System Repair - KITCHEN

KITCHEN

REHAB SCOPE OF WORK

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.

INCLUDE YOUR REHAB COST IN THIS LINE ITEM

THE CURRENT MATERIALS ARE ASBESTOS CONTAINING.

THE VINYL TILE FLOOR CONTAINS ACM

NOTE: SEE ATTACHED ASBESTOS SCOPE

ASBESTOS SCOPE OF WORK TO BE PERFORMED BY A LICENSED NORTH CAROLINA ASBESTOS ABATEMENT CONTRACTOR

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Cabinets Base - KITCHEN

KITCHEN

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Cabinets Wall - KITCHEN

KITCHEN

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Counter Tops Replace- KITCHEN

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Double Bowl Sink Complete- KITCHEN - HH FUNDS

KITCHEN

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.

Removal of Asbestos Containing Material

The joint compound on the walls is an asbestos containing material (ACM).

The contractor is responsible for the proper removal and disposal of all ACM disturbed in the course of working on this project.

If all disturbed ACM materials will fit into one asbestos waste or glove bag, contractor's workers who are properly trained under OSHA Construction Standard Asbestos Regulations 29 CFR 1926.1101 may remove and dispose of the ACM using safe work practices.

HH FUNDS

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Range Hood Exterior Vented- KITCHEN - HH FUNDS

KITCHEN

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.

HH FUNDS

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

GFCI Receptacle 20 AMP- KITCHEN

ELECTRICAL - KITCHEN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Resilient Flooring- KITCHEN

KITCHEN

Install 25 year warranted resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

(NOTE: EXISTING FLOOR COVERING CONTAINS ACM.

LICENSED NORTH CAROLINA ASBESTOS ABATEMENT CONTRACTOR TO REMOVE EXISTING ACM FLOORING
SEE ASBESTOS SCOPE OF WORK- SEPERATE LINE ITEM)

GC TO INSTALL RESILENT FLOORING- ADD YOUR REHAB COST IN THIS LINE ITEM

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

BUILDING SYSTEMS

Water Heater 38 Gallon Lowboy- KITCHEN

Install a 38 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with a 6 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

HALLWAY BATHROOM

Steel Bathtub - Remove and Replace

Install a 5' white, enameled, formed steel bathtub complete with slip-resistant surface, lever operated pop-up drain and overflow, PVC waste, single lever tub/shower diverter with water-saving shower head.

NOTE: REMOVE EXISTING FIBERGLASS BATHTUB AND SHOWER SURROUND.

NOTE:

JOINT COMPOUND CONTAINS ACM

Removal of Asbestos Containing Material

The joint compound on the walls is an asbestos containing material (ACM).

The contractor is responsible for the proper removal and disposal of all ACM disturbed in the course of working on this project.

If all disturbed ACM materials will fit into one asbestos waste or glove bag, contractor's workers who are properly trained under OSHA Construction Standard Asbestos Regulations 29 CFR 1926.1101 may remove and dispose of the ACM using safe work practices.

If all disturbed ACM materials will not fit into one asbestos waste or glove bag, or if workers are not properly trained, the contractor shall hire a state certified asbestos abatement firm to remove and dispose of the disturbed ACM materials.

HH Funds

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

HALLWAY BATHROOM

Ceramic Wall Tile - HALLWAY BATHROOM

Install owner's choice ceramic wall tile over cement fiberboard with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Vanity/ Counter Top/ Sink- HALLWAY BATHROOM-HH FUNDS

HALLWAY BATHROOM

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates. Vanity medicine cabinet/mirror to remain.

INSTALL 24" VANITY

NOTE:

JOINT COMPOUND CONTAINS ACM

Removal of Asbestos Containing Material

The joint compound on the walls is an asbestos containing material (ACM).

The contractor is responsible for the proper removal and disposal of all ACM disturbed in the course of working on this project.

If all disturbed ACM materials will fit into one asbestos waste or glove bag, contractor's workers who are properly trained under OSHA Construction Standard Asbestos Regulations 29 CFR 1926.1101 may remove and dispose of the ACM using safe work practices.

If all disturbed ACM materials will not fit into one asbestos waste or glove bag, or if workers are not properly trained, the contractor shall hire a state certified asbestos abatement firm to remove and dispose of the disturbed ACM materials.

HH FUNDS

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

17" Height Commode - HALLWAY BATHROOM- HH FUNDS

HALLWAY BATHROOM

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.

HH FUNDS

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Bath Exhaust Fan Replace- HALLWAY BATHROOM-HH FUNDS

HALLWAY BATHROOM

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out.

NOTE: REMOVE EXISTING LIGHT FIXTURE IN CEILING AND INSTALL BATH EXHAUST FAN AT THAT LOCATION.

HH FUNDS

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

GFCI Receptacle 20 AMP-HALLWAY BATHROOM

ELECTRICAL - HALLWAY

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Light Fixture Replace- HALLWAY BATHROOM- HH FUNDS

HALLWAY BATHROOM

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.

NOTE: INSTALL LIGHT FIXTURE ABOVE EXISTING BATH MIRROR.

HH FUNDS

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Light Fixture Replace - BEDROOM- LEFT MIDDLE

BEDROOM- LEFT MIDDLE

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Prehung Metal Door - BACK DOOR

BACK DOOR

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Aluminum Storm Door- BACK DOOR

BACK DOOR

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Metal Railing Install- FRONT PORCH

FRONT PORCH

Replace existing porch railing with 36" railing made of white poly-composite and/or vinyl.

NOTE- ONE SECTION OF NEW HANDRAILS- METAL HANDRAILS TO MATCH EXISTING PORCH RAILS

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Exterior Handrails- FRONT PORCH

FRONT PORCH

install handrails to current building code- specified treated lumber. Size & dimensions to code.

NOTE- NEW HANDRAILS- METAL HANDRAILS TO MATCH EXISTING PORCH RAILS

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Crawl Space Access Door- CRAWL SPACE

CRAWL SPACE

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Exterminate Termites - EXTERIOR

EXTERIOR

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

Address

2431 Booker Ave

3-Aug

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side B (under window B4) and side D (around electric panels)- partially exposed white wood walls (vinyl damaged or detached)	Replace Damaged vinyl siding			
2	Door A1 (to Room 1) outer and older EXPOSED white wood door casing edges and door jambs (non- friction and impact)	Remove and complete specialized cleaning in Room 1. Remove existing door and components & install new entry door			
3	Closet Door B1 (located adjacent to Side C Porch)- brown wood door jambs and stops	Remove existing door and components & install new entry door			
4			0		
5					
6					
7					
8					
9					
10					
			total		

Contractors may submit an occupant protection plan on the form provided.
1 Contact Jim Roy if an additional form is needed. Phone 704-968-4111.

Complete all interior work in a unit in a single day.

2 Allow for replacement of 50 board feet of rotted wood.

3 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.

In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements

6 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
Windows being placed in a bathroom need to be tempered glass.

Total Bid

0

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:

ASBESTOS SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

Address:

Date:

2431 Booker Ave

8/3/2021

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	KITCHEN FLOOR : LIGHT BROWN FLOORING	REMOVE APPROXIMATELY 110 SQ/FT OF LIGHT BROWN FLOORING (LAYER 4) ON THE KITCHEN FLOOR - must be completed by a Licensed NC Asbestos Abatement Contractor			
2	HALLWAY AND BATH FLOOR	THE CURRENT MATERIALS ARE ASBESTOS CONTAINING AND SHOULD NOT BE DISTURBED.			
3					
4	The joint compound on the walls is an asbestos containing material (ACM).	The contractor is responsible for the proper removal and disposal of all ACM disturbed in the course of working on this project. If all disturbed ACM materials will fit into one asbestos waste or glove bag, contractor's workers who are properly trained under OSHA Construction Standard Asbestos Regulations 29 CFR 1926.1101 may remove and dispose of the ACM using safe work practices. If all disturbed ACM materials will not fit into one asbestos waste or glove bag, or if workers are not properly trained, the contractor shall hire a state certified asbestos abatement firm to remove and dispose of the disturbed ACM materials.			
5	Clearance - Regular PCM clearance. Need abatement schedule.	Regular PCM clearance. Need abatement schedule			
6					
7					
8					
9					
10					
			total		

Contractors may submit an occupant protection plan on the form provided.
1. Contact Jim Roy if an additional form is needed. Phone 704-968-4111.

2. Complete all interior work in a unit in a single day.
 3. Allow for replacement of 50 board feet of rotted wood.
 4. Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
 5. In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements.
 6. Contact Jim Roy to conduct inspections prior to repainting or other outback and after vinyl siding installation.
- Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:
Address:

Phone:

A copy of the laboratory analytical results and chain-of-custody sheets are located in Appendix E.

4.0 RECOMMENDATIONS

Roy Consulting Group recommends deteriorated lead-based paint identified during this inspection be abated or remediate prior to any renovation or demolition activities. **Roy Consulting Group recommends that a lead-based paint project design be completed by a North Carolina certified and accredited lead-based paint project designer prior to completion of any lead abatement or remediation work.** The lead-based paint abatement/remediation should be performed in accordance with EPA and Occupational Safety and Health Administration (OSHA) requirements by a state certified contractor. **In addition, as of January 1, 2010, contractors/maintenance workers performing renovation, repair and painting activities that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination in most situations. Firms performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes, child care facilities and schools must be certified by the State of North Carolina and must use certified renovators who are trained by North Carolina-approved training providers to follow lead-safe work practices.**

Roy Consulting Group recommends the following options for treatment of identified deteriorated lead-based paints. Any of the options listed in the table below should reduce or eliminate potential hazards.

LOCATION AND DESCRIPTION OF DETERIORATED LEAD-BASED PAINT – EXTERIOR	RECOMMENDED ACTION
Side B (Under Window B4) and Side D (around electric panels) – partially exposed white wood walls (vinyl damaged or detached)	1/Repair damaged vinyl siding.
	2/Replace damaged vinyl siding.
Door A1 (to Room 1) – outer and older EXPOSED white wood door casing edges and door jambs (non-friction and impact)	1/Cover with tyvek and aluminum and complete specialized cleaning in Room 1.
	2/Remove and complete specialized cleaning in Room 1.

LOCATION AND DESCRIPTION OF DETERIORATED LEAD-BASED PAINT – EXTERIOR (CONTINUED)	RECOMMENDED ACTION
Closet Door B1 (located adjacent to Side C Porch) – brown wood door, jambs and stops	1/Replace. 2/Make smooth and operable, scrape loose paint and re-paint.

Dust removal should be completed after the source of the dust is controlled. Dust containing lead resulting from abrasion on friction and impact surfaces that are painted can be reduced by thoroughly cleaning the surfaces, covering the surfaces with an abrasion resistant material that will eliminate friction or impact, or by repairing the component to good working condition that reduces dust production. Each form of interim control requires continued inspection and monitoring. Once the interim controls or abatement measures have been completed, the property should be properly cleaned using High Efficiency Particulate Arrestor (HEPA) technology and wet wiping methods.

Following remediation and proper cleaning, a lead-based paint clearance inspection should be completed that includes visual inspection and analysis of dust wipe samples. The clearance samples may not be collected from the same room or component that was found to contain lead; therefore, all surfaces should be prepared for clearance sampling.

Paint films usually have varying amounts of lead on what appears to be a homogeneous painted area. Caution should always be used during demolition or renovation operations to prevent potential lead exposure. Additionally, mechanical disturbance (sanding, grinding) of the lead-based paint should be avoided.

5.0 DISCLOSURE

As required by Section 0.0808 of the North Carolina Lead-Based Paint Hazard Management Program, a summary of the lead-based paint inspection activities performed at the site has been forwarded to the North Carolina Department of Health and Human Services – Health Hazards Control Unit.

According to Federal Law (24 CFR part 35 and 40 CFR part 745), a copy of this

summary must be provided by owners or landlords (lessors) to new tenants and/or purchasers of this property before they become obligated under a lease or sales contract. The entire report must also be provided to new purchasers and be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet, including standard warning language in their leases or sales contracts to ensure that parents have the information necessary to protect their children from lead-based paint hazards.

6.0 QUALIFICATIONS

This report summarizes Roy Consulting Group's evaluation of the conditions observed at the subject property during the course of this inspection and risk assessment to identify lead-based paints. Our findings are based upon our observations at the property and sampling performed at the time of the inspection activities. Additional lead-based paints may exist in other portions of the property but were undetected due to inaccessibility or due to an imperceptible change in paints. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation. The information contained in this report is based upon the data furnished by the City of Charlotte and observations and test results provided by Roy Consulting Group. These observations and results are time-dependent and are subject to changing site conditions and revisions to federal, state, and local regulations.

This report was prepared pursuant to the contract Roy Consulting Group has with the City of Charlotte. That contractual relationship included an exchange of information about the property that was unique and between Roy Consulting Group and the City of Charlotte and serves as the basis upon which this report was prepared. Because of the importance of the communication between Roy Consulting Group and the City of Charlotte, reliance or any use of this report by anyone other than the City of Charlotte for whom it was prepared and the property owner of this property is prohibited and therefore, not foreseeable by Roy Consulting Group.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third party beneficiary to Roy Consulting Group's contract with the City of Charlotte. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

**ROY CONSULTING GROUP
CORPORATION**

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December 24, 2020

Ms. Diane Adams
City of Charlotte
Housing Services Division
600 East Trade Street
Charlotte, North Carolina 28202-2850
704.336.2911

Subject: **REPORT OF LIMITED ASBESTOS SAMPLING
2431 BOOKER AVENUE
CHARLOTTE, NORTH CAROLINA 28216
OWNER: JARRICA KIRKPATRICK - 704.309.7344
ROY CONSULTING GROUP CORPORATION PROJECT #67-090919**

Dear Ms. Adams:

As authorized by Contract Number 2020000320 between the City of Charlotte and Roy Consulting Group Corporation (Roy Consulting Group) effective August 13, 2019, we are pleased to submit this Report of Limited Asbestos Sampling for the subject property (the property). Our report summarizes the project background, survey and sampling methodology, the laboratory results, recommendations, and qualifications. **Asbestos-containing materials (ACM) were identified in the samples collected during this limited sampling event.**

PROJECT BACKGROUND

The subject property is a single-story, single-family, vinyl-sided exterior, residential house with asphalt shingle roof and crawlspace. The house was constructed in 1928. The house was occupied at the time of the sampling event.

Roy Consulting Group completed suspect ACM sampling on December 16, 2020 according to Environmental Protection Agency (EPA) regulations for suspect ACM

identification. The sampling was completed to communicate the presence, location, and quantity of ACM in general conformance with the hazardous communications requirements of the Occupational Safety and Health Administrations (OSHA) Regulations 29 Code of Federal Regulations (CFR) 1910.1001 and 29 CFR 1926.1101. **Based on your work order, Roy Consulting Group collected samples ONLY from wall, ceiling and flooring materials in the kitchen, hall and bath as well as exterior roofing materials. Suspect ACM was not identified on the HVAC system. Roy Consulting Group did not collect samples from other suspect asbestos-containing building materials located throughout the house, and it is possible unidentified asbestos-containing materials exist within the house.**

The observations and results discussed in this report are time dependent and are subject to changing site conditions and revisions to federal, state, and local regulations.

SURVEY AND SAMPLING METHODOLOGY

Initially, Roy Consulting Group identified materials at the property that were suspected of containing asbestos from wall, ceiling and flooring materials in the kitchen, hall and bath as well as exterior roofing materials. Roy Consulting Group utilized this information to identify homogeneous sampling areas. A homogeneous sampling area, as defined by the Asbestos Hazard Emergency Response Act (AHERA), is an area of surfacing material, thermal system insulation material or miscellaneous material that is uniform in texture and appearance, was installed at one time and is unlikely to consist of more than one type or formulation of material. Roy Consulting Group next collected suspect ACM samples where required according to EPA regulations, which dictate the number and location of samples to be collected. Suspect ACM samples were collected from damaged areas and areas that were least visible (such as areas hidden under carpeting and behind electrical outlets). Suspect materials found to be significantly damaged as defined by EPA were also noted.

Forty (40) bulk samples were collected from suspect building materials at the property. The samples were analyzed for asbestos by AmeriSci Richmond located in Midlothian, Virginia using Polarized Light Microscopy (PLM) in conjunction with dispersion staining techniques using EPA Method 600/M4-82/020. AmeriSci Richmond is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code #101904-0, to perform asbestos analysis using PLM methods. Materials containing less than one percent asbestos, as identified during laboratory analysis, are considered non-ACM. (Note: PLM is not consistently reliable in detecting

asbestos in floor coverings and similar non-friable organically bound (NOB) materials. Materials analyzed by PLM with NAD or trace results are inconclusive and may contain asbestos. The EPA recommends analyzing flooring and other NOB materials utilizing TEM (transmission electron microscopy) analysis. ASTM (American Society for Testing and Materials) publication E2356-04, Section 6.1.5.2 recommends "at least one sample of each distinct homogeneous area of NOB materials shall be re-analyzed by TEM" if PLM analytical results are NAD or trace for ACM).

LABORATORY RESULTS

A detailed record of the bulk samples collected, including the summarized analytical results, is attached as Appendix A, Suspect Asbestos-Containing Materials Bulk Sampling Record. The laboratory analytical results and chain-of-custody sheet are contained in Appendix B. A material is considered by the EPA, OSHA, and the State of North Carolina to be asbestos-containing if at least one sample collected from a homogeneous area (H Area) contains asbestos in an amount greater than one percent. **As summarized in Appendix A, asbestos-containing materials were identified on the house during the survey as listed below.**

Interior

White Joint Compound

- Approximately 100 square feet of White Joint Compound on the OLDER wallboard joints, seams and connection points in the Kitchen. **NOTE: The OLDER wallboard joint compound throughout the remainder of the house should be considered ACM.**

Light Brown Flooring (Layer 4)

- Approximately 110 square feet of Light Brown Flooring (Layer 4) on the Kitchen floor.

Light Brown Floor Tile and Associated Black Mastic (Layer 2)

- Approximately 70 square feet of Light Brown Floor Tile and Associated Black Mastic (Layer 2) on Hallway and Bath floors.

The identified ACM was classified as being in good to damaged condition at the time of the sampling event.

RECOMMENDATIONS

Based upon our site survey, the laboratory analytical results, and our experience with similar sites, we recommend:

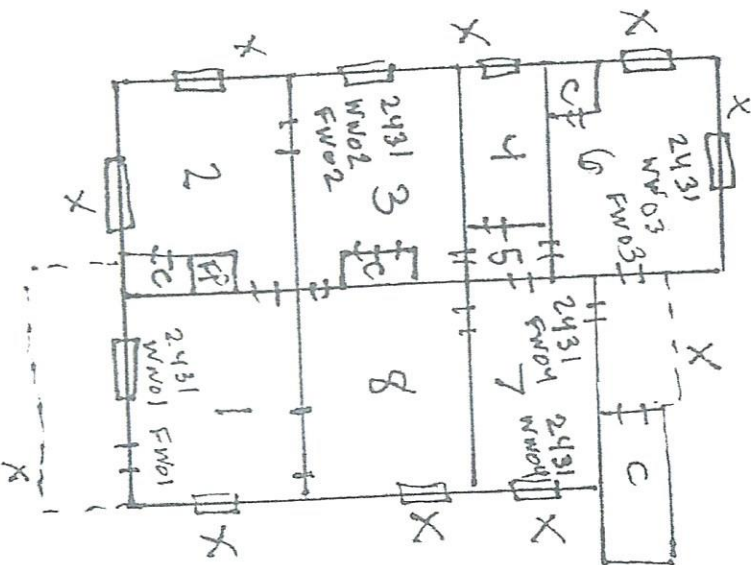
- Removal and disposal of the asbestos-containing flooring materials prior to renovation or demolition activities that may impact the materials. The asbestos-containing flooring materials are considered to be Category I non-friable ACM as per EPA's National Emissions Standards for Hazardous Air Pollutants (NESHAP), 40 CFR, Part 61, Subpart M. These materials do not pose significant exposure problems unless sawed, drilled, sanded or structurally altered in a way that could make them become friable. Removal of the Category I non-friable ACM may be limited to the extent of renovation to the selected areas and the impact these renovations will have on the ACM. Removal of the Category I ACM may be performed as affected by the renovation of the areas and the asbestos-containing materials do not have to be removed at one time.
- Based on the current condition, the joint compound material is considered a Regulated Asbestos Containing Material (RACM). RACM, as per EPA's NESHAP, 40 CFR, Part 61, Subpart M pose a significant exposure problem. Removal of damaged joint compound materials should be completed before any renovation or demolition work is completed on the property.
- Completion of an Asbestos Abatement Project Design by a licensed North Carolina Accredited Asbestos Project Designer prior to abatement activities. Removal of the ACM and RACM should be completed by a licensed North Carolina Asbestos Abatement Contractor.

QUALIFICATIONS




The field and laboratory results reported herein are considered sufficient in detail and scope to determine the presence of accessible and/or exposed suspect ACM in the areas sampled. The findings contained herein have been prepared in general accordance with accepted professional practices at the time of this preparation and as applied by similar professionals in the community. There is a possibility that conditions may exist that could not be identified within the scope of the study or which were not apparent during the site visit. This limited sampling event covered only wall, ceiling and flooring materials in the kitchen, hall and bath as well as exterior roofing material. Roy Consulting Group did not collect samples from other

SIDE C

SIDE B



Legend

-  = Window
-  = Door
-  = Soil Sample Location

SIDE A

SIDE D

NOT TO SCALE



Photo 1 – House – Side A



Photo 2 – House – Side B



Photo 3 – House – Side C



Photo 4 – House – Side D



Photo 6 – Exposed Wood Siding – Side C